

Direction: CITY.0842.DSS

Chairperson Costa called the regular meeting of the Plan and Zoning Commission to order at 5:30 p.m. on Wednesday, February 13, 2013, in the Council Chambers of the West Des Moines City Hall, located at 4200 Mills Civic Parkway, in West Des Moines.

Roll Call: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Present
Cownie.....Absent

Item 1 - Consent Agenda

Item 1a - Minutes of the meeting of January 30, 2013

Chairperson Costa asked for any comments or modifications to the January 30, 2013 minutes.

Moved by Commissioner Crowley, seconded by Commissioner Andersen, the Plan and Zoning Commission approve the minutes of the meeting of January 30, 2013.

Vote: Andersen, Costa, Crowley, Erickson.....Yes
Brown, Hatfield.....Abstain
Cownie.....Absent

Motion carried.

Item 2– Public Hearings

Item 2a – Comprehensive Plan Amendment/Rezoning Request – Lincoln Street Park PUD – Lakeside Park Plaza, LC – Generally located at the 300 block of Lincoln Street – Amend the Comprehensive Plan Land Use designation for a portion of the property from General Industrial (GI) to High Density Residential (HDR) and amend the Lincoln Street Park PUD (Planned Unit Development) to create a new PUD parcel and zone that parcel High Density Residential - CPA-2013-013-001/ZC-2013-001

Chairperson Costa recused himself due to a conflict of interest.

Vice Chairperson Andersen opened the public hearing and asked the Recording Secretary to state when the public notice was published. The Recording Secretary indicated that the notice was published on January 29, 2013, in the Des Moines Register.

Vice Chairperson Andersen then asked for a motion to accept and make a part of the record all testimony and all other documents received at this public hearing.

Moved by Commissioner Erickson, seconded by Commissioner Crowley, the Plan and Zoning Commission accept and make a part of the record all testimony and all other documents received at this public hearing.

Mr. Shires noted that in addition to the staff report, a memo had been given to the Commission at the dais with additional changes to the planned unit development (PUD) regarding architectural requirements.

Jerry Oliver, Civil Engineering Consultants, 2400 86th Street, Des Moines, representing the applicant, presented a PUD Sketch Plan showing all parcels and pointed out the additional parcel being added which was the subject of the proposed land use change and rezoning.

The added Parcel 4 is proposed to be zoned High Density Residential to be used for elderly housing. Mr. Oliver stated that there was sufficient water and sanitary sewer for the site.

Mr. Oliver expressed agreement with all staff recommendations and conditions of approval.

Commissioner Erickson inquired about pedestrian connectivity with the Valley Junction business area north of the site, given the significant barrier of the railroad tracks and no signalized crossing other than First Street.

Mr. Shires agreed that the only way to cross to the Valley Junction downtown area would be at First Street. He stated that in the future, the City may investigate other potential options for a major crossing at 8th Street or 9th Street with a connection to Lincoln Street.

Commissioner Hatfield asked how frequently the train tracks were used. Mr. Shires stated the track was a slow speed area and there are times when trains move through frequently. Mr. Shires indicated that the applicant, as part of the funding for the project, already has done noise studies for both train and air traffic.

Planner Tragesser noted that staff also has updated the PUD to reflect some current code requirements in addition to the creation of Parcel 4 and its requirements. Ms. Tragesser noted that the changes identified in the memorandum were to provide an opportunity to separate architectural standards between the principle building and the garages.

Chairperson Andersen asked if anyone from the audience would like to speak to this item; seeing none, closed the public hearing and asked for continued discussion or a motion.

Moved by Commissioner Hatfield, seconded by Commissioner Brown, the Plan and Zoning Commission adopt a resolution recommending the City Council approve amending the Comprehensive Plan Land Use designation for a portion of the property from General Industrial (GI) to High Density Residential (HD) and amend the Lincoln Street Park PUD (Planned Unit Development) to create a new PUD parcel and zone that parcel Residential High Density (RH-15), subject to the applicant meeting all City Code requirements.

Vote: Andersen, Brown, Crowley, Erickson, Hatfield.....	Yes
Cownie.....	Absent
Costa.....	Abstain

Motion carried.

Commissioner Erickson commented that he was very supportive of adding housing to the Valley Junction area, but suggested that as the City moves forward, staff should be cognizant of existing barriers and make a commitment to improving connections whenever possible.

Commissioner Hatfield inquired if there could be a possible connection at 5th Street. Mr. Shires expressed that it would be possible, but it would be a costly, time-consuming effort to have a pedestrian crossing at a railroad track, but reiterated that it definitely not impossible. He also commented that in the past, the City has shied away from pedestrian-only crossings which would require activation.

Commissioner Erickson felt that the use of shuttles should be encouraged during Valley Junction events, i.e., Farmers Market. Planner Tragesser commented that CHI does provide many services to residents and seniors, which includes transportation to the Valley Junction area, and this route could be added to

their shuttling program.

Planner Tragesser discussed the issue of barrier isolation for this project indicating that there was still the opportunity to provide amenities through parkland dedication requirements. One example would be to offer exercise activities on site or access to the regional trail system. Also, there are two City parks located in the vicinity.

Item 3 – Old Business

There were no Old Business items.

Item 4 – New Business

There were no New Business items.

Item 5 – Staff Reports

Item 6 – Adjournment

Chairperson Costa asked for a motion to adjourn the meeting.

Moved by Commissioner Erickson seconded by Commissioner Andersen to adjourn the meeting.

Vote: Andersen, Brown, Costa, Crowley, Erickson, Hatfield.....Yes
Cownie.....Absent

Motion carried.

The meeting adjourned at 5:50 p.m.

Chris Costa, Chairperson
Plan & Zoning Commission

Kimberly Taylor, Recording Secretary